



MEMORANDUM TO VENICE CITY COUNCIL

FROM: Mr. Kevin Engelke
DATE: 4/15/2026

A handwritten signature in blue ink, appearing to read "Kevin Engelke", written over the printed name and date.

COUNCIL MEETING DATE: Tuesday, April 28, 2026
SUBJECT / TOPIC: Preparation for Sunsetting of SB180

BACKGROUND INFORMATION: On June 26, 2025, SB180 was signed by Governor DeSantis which among other provisions, prohibits certain local governments from adopting ordinances for substantial improvements or repairs to a structure which include cumulative substantial improvement periods; etc.

Additionally, for one year after a hurricane makes landfall, the bill prohibits certain counties and municipalities from proposing or adopting a moratorium on the construction or redevelopment of property or more restrictive or burdensome regulations or procedures pertaining to land development. If these provisions are not followed, the bill provides a procedure for a person to file a suit against a local government for declaratory and injunctive relief and entitles a prevailing plaintiff reasonable attorney fees and costs. A county listed in a federal disaster declaration, or a municipality located within such a county, located entirely or partially within 100 miles of a hurricane's track, is subject to the prohibition.

For Hurricane Debby, Hurricane Helene, and Hurricane Milton, the bill provides similar prohibitions on construction moratoriums and burdensome or restrictive regulations. The provisions apply until October 1, 2027, and are applied retroactively to August 1, 2024.

COUNCIL ACTION REQUESTED: Request Approval for Charter Officer Directive

INFORMATION ON ACTION REQUESTED: Request Motion to: Direct the appropriate Charter Officer (City Manager) to research and provide advice to the City Council, including a list of SB-180 items and steps the city can take over the next 17 months to ensure we are prepared to implement new codes that will support resiliency and other strategic goals as soon as possible after SB180's October 1st, 2027 sunset date.

SUPPORTS STRATEGIC PLAN: Goal Six: Preserve the Venice Quality of Life through Proper Planning